

Inlet Beach Neighborhood Plan

- 1.01 Statement of Purpose:** The Inlet Beach Community Council, in conjunction with the Historic South Inlet Beach Neighborhood Association, hereby establishes a Traditional Neighborhood Plan for the designated Neighborhood Planning Area (NPA) approved in the November 1996 Walton Comprehensive Plan known as Inlet Beach as a component of this community's land use planning. This plan is a guide for future development and reflects the unique land use characteristics of Inlet Beach. The Inlet Beach Traditional Neighborhood Plan is based upon a mix of Public, Civic, Workplace, Commercial, multifamily and single family residential uses. This plan establishes a specific combination of uses that relate to existing adjacent conditions and in effect, preserve or enhance the desirable aspects of existing development in the adjacent areas and ensures compatible new development. The Inlet Beach Traditional Neighborhood Plan conforms in all substantial respects with the Traditional Neighborhood Development (TND) standards as required by Walton County Comprehensive Plan and Walton County Land Development Code.
- 2.0 Traditional Neighborhood Plan Boundaries:** Inlet Beach is a coastal community bordered on the south by the Gulf of Mexico, on the north by Lake Powell, on the east by Walton/Bay County lines (Camp Helen State Park) and on the west by Winston Lane and Shoreline Drive.
- 3.0 Primary Uses and Use Mix:**
- 3.1 Public Use:** The following areas are designated as public use areas within the Neighborhood Planning Area.
- 3.1.1 Beaches and Shores Accesses:**
- 3.1.1.1** South Lakeshore Drive
 - 3.1.1.2** South Wall Street
 - 3.1.1.3** South Winston Lane
 - 3.1.1.4** South Orange Street
 - 3.1.1.5** Emerald Cove Drive
 - 3.1.1.6** Park Place
- 3.1.2 Public Parks:**
- 3.1.2.1** County Lot 1890
 - 3.1.2.2** 19.52 Acre parcel leased to Walton County Commission. Refer to US Department of the Interior of Land Management: Florida Resource Management Plan, June 1995, Page 46, Serial Number FL-ES-041956.
 - 3.1.2.3** County Fishing Dock on Lake Powell
- 3.2 Civic Use:** The following location is designated as Neighborhood Meeting Hall:
- 3.2.1** Lot .0480 Inlet Beach Firehouse and Community Center
 - 3.2.2** Civic use parking shall be to the side or rear of buildings and may provide for parking to be shared with other adjacent uses. Shared parking shall be permitted subject to approval of the Walton County Planning Commission at a duly noticed public hearing.
- 3.3 Workplace:** Workplace uses shall only be allowed if they are of a neighborhood scale and neighborhood character.
- 3.3.1** There shall be no outdoor storage, bulk storage, or storage of hazardous materials.
 - 3.3.2** Uses shall not create off-site impacts with regard to noise, particulate matter, vibration, odor, fumes, glare and fire hazard.

3.3.3 Off street parking shall be to the side or rear of the buildings.

3.4 Neighborhood Commercial: The Neighborhood Plan Neighborhood Commercial is intended to provide for business uses that serve the neighborhood and traveling public. It is the intent of the Neighborhood Plan to preserve the aesthetic values of the scenic corridors as viewed from various public roadways within the neighborhood. The scenic corridor contributes to the enjoyment and environmental enrichment of the citizens of Inlet Beach, the County, and visitors. The scenic corridor protects and enhances the neighborhood's attraction to tourists, strengthens civic pride, and protects the economic values of affected properties.

3.4.1 Commercial properties shall comply with the Scenic Corridor Standards as referenced in the Walton County Land Development Code Chapter 13.

3.4.2 Neighborhood Commercial shall be those properties abutting US 98 and those properties currently zoned Village Mixed Use at the eastern intersection of 30A and US 98.

3.4.3 Limited lodging facilities shall be allowed within the Neighborhood Commercial. Limited lodging is a bed and breakfast type lodging facility housed within one primary structure that is residential in exterior character.

3.4.4 Off street parking shall be to the side and rear of buildings and shall provide for parking to be shared with the other adjacent uses. Shared parking shall be permitted subject to the approval of the Planning Commission at a duly noticed public meeting.

3.4.5 Heights shall not exceed for stories above ground level.

3.4.6 Entertainment and recreational uses, without outdoor broadcasting shall be allowed.

3.5 Small Apartment Buildings and Townhouses:

3.5.1 Buildings in area designated for these uses shall have limited office and retail uses, cafes, limited lodging, and artisanal uses on the ground floor. All building areas above the ground floor shall be designated residential use.

3.5.2 There shall be front streets with parallel parking and side walks a minimum of six (6) feet wide.

3.5.3 All off-street parking shall be located behind the buildings except for on-street parallel parking.

3.5.4 Building heights shall be limited to three (3) stories above ground and/or four (4) stories above ground level for small apartments. The buffering requirements of the Walton County Comprehensive Plan and the Land Development Regulations shall be adhered to.

3.5.5 There shall be no outbuildings greater than 800 square feet.

3.6 Single Homes:

3.6.1 Home occupation uses shall comply with the provisions of the Walton County Land Development Code 6.02.02.

3.6.2 Home occupation uses shall be on the ground floor.

3.6.3 Outbuildings of no greater than 1000 square feet in size shall be allowed.

3.6.4 The following additional restriction shall apply to the Southern and Western, Southern and Central, and Southern and Eastern sections of Inlet Beach.

- No mobile home parks or recreational vehicles parks shall be allowed.

4.0 Minimum Contents for Neighborhood Plans: The Inlet Beach Traditional Neighborhood Plan complies with all minimum requirements for neighborhood planning.

- 4.1 Minimum and Maximum Lot Sizes** shall comply with Walton County Land Development Code 5.00.02.
- 4.2 Building Setback Requirements** shall be in compliance with Walton County Land Development Code 5.00.03 and Scenic Corridor standards.
- 4.3 Use mix for Commercial and Workplace by Size, Location, and Identification of Specific Uses Allowed:**
- 4.3.1** The location of Commercial and Workplace shall be in compliance with Appendix F.
- 4.3.2** The identification of Commercial and Workplace uses shall be in compliance with Appendices C and D.
- 4.4 The identified are encompassed by this plan** shall be the area delineated on the Inlet Beach Traditional Neighborhood Plan Land Use Map enclosed as Appendix F and as specified in Section 2.0 of this plan.
- 4.5 Maximum Density of the Plan**
- 4.5.1** The maximum commercial intensities of site development shall be a floor to area ratio of .6 with an impervious surface ratio of .5.
- 4.5.2** The maximum residential density allowed shall be as specified in the Comprehensive Plan for Neighborhood Planning Area, for all residential property NORTH of US 98 and CR 30A.
- 4.5.3** For all residential property SOUTH of US 98 and CR 30A, the maximum residential density allowed for all residential units shall be four (4) units per acre with central water and sewer service and three(3) units per acre when property is served only with central water service.
- 4.5.4** The following properties in South Inlet Beach are hereby exempted from the maximum density of four dwelling units per acre cited in Policy 4.5.3 above. Instead, these properties shall be assigned a maximum residential density of eight dwelling units per acre; .0800, .0810, .0821, .0900, .1180, .1240, .1270, .1280, .1290, .1320, .1331, .1740, .1760, .1770, .1801, .1811, .2110, .2181, .2190, .2200, .2230, .2231, .2350, .2380, .2390, .2460, .2470, .2480, .2490, .2550, .2560, .2570, .2580, 2590, .16200, .16500, .16600, .16700, .16800, .16900, and .16910.¹
- 4.6 Street widths and block sizes** shall be in compliance with Walton County Land Development Code 5.04.00.
- 4.7 Parking requirements** shall be in compliance with Walton County Land Development Code 5.02.05.
- 4.7.1** Work place parking shall comply with Section 3.3.3 of this plan.
- 4.7.2** Parallel parking shall be provided along the County easements for beach accesses.
- 4.7.3** Commercial shall be in accordance with Section 3.4.3.
- 4.7.4** Civic parking requirements shall be in compliance with Section 3.2.2 of this plan.
- 4.8 Landscape and architectural** controls shall be in compliance with Walton County Land Development Code 5.00.00 and Scenic Corridor Standards.
- 4.9 The distribution of uses**, existing neighborhoods, combination of uses maximum density, and compatibility of uses are:
- 4.9.1 Distribution of Uses:** Refer to Appendices A, B, C, D, E, and F.
- 4.9.2 Residential Preservation Area (RPA)** standards shall continue to be in effect, unless a Comprehensive Plan Amendment is made by the County after a duly noticed public hearing.

¹ Ordinance 2001-30 added text in 4.5.2, added Section 4.5.3, and 4.5.4

4.9.3 Compatibility with Existing Neighborhoods. No new commercial or workplace uses shall be established within a designated 250 foot buffer around RPA's within the NPA. This specific buffer does not apply to areas designated as coastal center, mixed-use center, or light industrial center on the FLUM.

4.9.3.1 New residential projects with buildings over two (2) stories in height shall be set back 50 feet from RPA's that contain more than seventy-five percent on (1) or two (2) story dwellings.

4.9.3.2 These buffer requirements may be modified by the Walton County Commission, as an express part of an adopted Neighborhood Plan for an area within the NPA district.²

APPENDICES

Appendix A: Public Use Designations

Appendix B: Civic Use Designations

Appendix C: Workplace Designations

Appendix D: Neighborhood Commercial Designations

Appendix E: Land Use Patterns

Appendix F: Inlet Beach Traditional Neighborhood Plan

Land Use Map

² Ordinance 2001-30 deleted Section 4.10 in its entirety

Appendix A: Public Use Designations

The Public Use Lands in Inlet Beach are:

- County Lot .1890
- 19.52 acre Parcel of Property under jurisdiction of the Bureau of Land Management leased to Walton County Commission. Refer to US Department of the Interior Bureau of Land Management: Florida Resource Management Plan, June 1995, Pg 46, Serial Number FL-ES- 041956.
- County Fishing Dock on Lake Powell
- Lot .0480, approximately 2.5 acres of property, located on Wall Street is available to develop is available to develop for public use.
- Lot .1011, approximately 2.5 acres of property, located on Carson Lane is available to develop for public use.

Appendix B: Civic Use Designations

The following location is designated as Neighborhood Meeting Hall:

- Lot .0480 Inlet Beach Firehouse and Community Center

The following lots are available for Civic Use Development:

- Lot .0480, approximately 2.5 acres of property, located on Wall Street
- Lot .1011, approximately 2.5 acres of property, located on Carson Lane

Appendix C: Workplace Designations

Workplace: Workplace designations apply to a portion of the northern and western sections of Inlet Beach. In accordance with the TNP guidelines, uses such as offices, artisan facilities, custom fabrication of home furnishings, clothing, and clothing accessory equipment, office/warehousing and household and business services represents the land use in this area of Inlet Beach. As prescribed in the TND requirements, similar land use patterns are displayed on facing streets. The established land use pattern in this section of Inlet Beach is the use pattern most suited for properties along Orange Street and Pinewood. Refer to Appendix F.

Lots: .0201, .0204, .0202, .0203, .022A, .022C, .022D, .0224, .0220, .0221, .0222, .0430, .0683, .0684, .0685, .0680, .0686, .0991, .0990, .0691, .0692, .0690, .0700, .0446, .0445, .0444, .0443, .0442, .0441, .0447, .0440, .0450, .0251, .0240, .0231, .0232, .0233, .0230 (Parcel 4), and .0230 (Parcel 5) have an established land use pattern of Workplace and shall continue to function within this designation.

Appendix D: Neighborhood Commercial Designations

Neighborhood Commercial: The Neighborhood Commercial of Inlet Beach is made up of properties along the northern section of Hwy 30A and those properties located along the US 98 corridor, which transits Inlet Beach from east to west. Buildings shall be of neighborhood scale or character and shall be primarily for business uses, such as retail, services, entertainment, office, medical, artisanal, limited lodging, restaurants without drive up facilities, sports clubs, fitness centers, dance schools, small theaters, and taverns. There shall be no outdoor broadcasting of music. As described in the TND requirements, both sides of US 98 display similar land uses on facing streets. The established land use pattern shall be the land use for properties bordering US 98. Refer to Appendix F. The types of businesses operated are listed in the following section:

- **Services and Retail Operations:** Barbara Ann's, Beach Art and Frame Shop, Dippers, Echols Auto Shop, The Express Lane, Michael D's Studio, and The Fruit Stand
- **Restaurants:** The Spicy Noodle and The Terrace Restaurant
- **Limited Lodging:** The Inlet Inn

The following properties shall be Neighborhood Commercial: .0062, .0611, .0730, .0720, .0721, .0950, .0960, .0970, .0980, .1130, .1120, .1490, .1500, .1510, .1520, .1530, .1690, .1680, .1670, .1660, .1651, .1652, .1650, .1641, .1640, .1610, .0530, .0540, .0541, .0550, .0740, .0741, .0920, .0931, .0930, .0940, .1160, .1150, .1140, .1450, .1460, .1470, .1480, .1720, .1710, .1700, .2033, .2032, .2040, .2050, .2060, .2070, .2080, .2090, .2100, .2101, .1630, .1620.

The following properties are designated as Village Mixed Use Center on Walton County's Future Land Use Map and shall continue to be designated as such in the Inlet Beach Neighborhood Plan: .0310, .0300, .0330, .0540, .0500, .0490, .0600, .0610, .0320, .0520, .0510, .0570, .0580, .0590, .0771, .0774, .0773, .0760, .0750.

Appendix E: Land Use Patterns

Land Use Patterns: Inlet Beach represents a community with a good mix of established land use patterns. The established land use patterns for civic services are located in the northern and western part of the community with public land uses being located in the southern and southern-central portions of the community. A Neighborhood Commercial has emerged along US 98 that is the east to west transit through northwest Florida. A Workplace pattern has emerged in areas bordering the western boundary with the remainder of the land use patterns being predominantly single family residential. It is unique location of the civic and public land uses complemented by the developing commerce center and the Workplace land uses, that creates the pattern for traditional neighborhood plan compliance for Inlet Beach. The land use patterns described in the next section represents established and projected land use patterns for Inlet Beach. Since large parcels of land in the northern section of this community are not developed, this community design will provide planners with enabling guidelines as the community matures.

Northern and Western Section: This section extends from the western boundary of Inlet Beach to the western rear lot lines of the Workplace lots to the east. Its northern border is the Lake Powell Creek and the southern boundary is the Neighborhood Commercial. It provides this community with Civic and residential areas.

Northern Central and Eastern Sections: This section is residential and Workplace. The central residential section's northern boundary is Lake Powell and its southern boundary is Pinewood Road. The Workplace section begins on the southern side of Pinewood Road and extends south to the commerce center. The eastern section represents a single-family land use pattern. Its northern boundary is Lake Powell and its southern boundary is the Neighborhood Commercial. Its eastern boundary is the Bay/Walton County line and its western boundary is the eastern rear lot lines of the Workplace section.

US 98 Corridor: This section is Inlet Beach's Neighborhood Commercial. It encompasses all lots along US 98 from the western boundary of Inlet Beach to the Bay/Walton County line. It also encompasses those lots between and bordering Hwy 30A on its northern boundary. It provides the community with an accessible Neighborhood Commercial with growth potential to service the community as the community matures.

Southern and Western: This section has an established single family resident land use pattern. Its northern boundary is CR 30A and the US 98 Neighborhood Commercial. Its western boundary is Rosemary Beach and its eastern boundary is Wall Street. The southern boundary is the Gulf of Mexico.

Southern and Central Section: This section is bordered by the Walton County Park to the south and the Neighborhood Commercial to the north, Wall Street to the west and Park Place and Emerald Cove Road to the east. It represents a multi-family and single-family residential land use pattern.

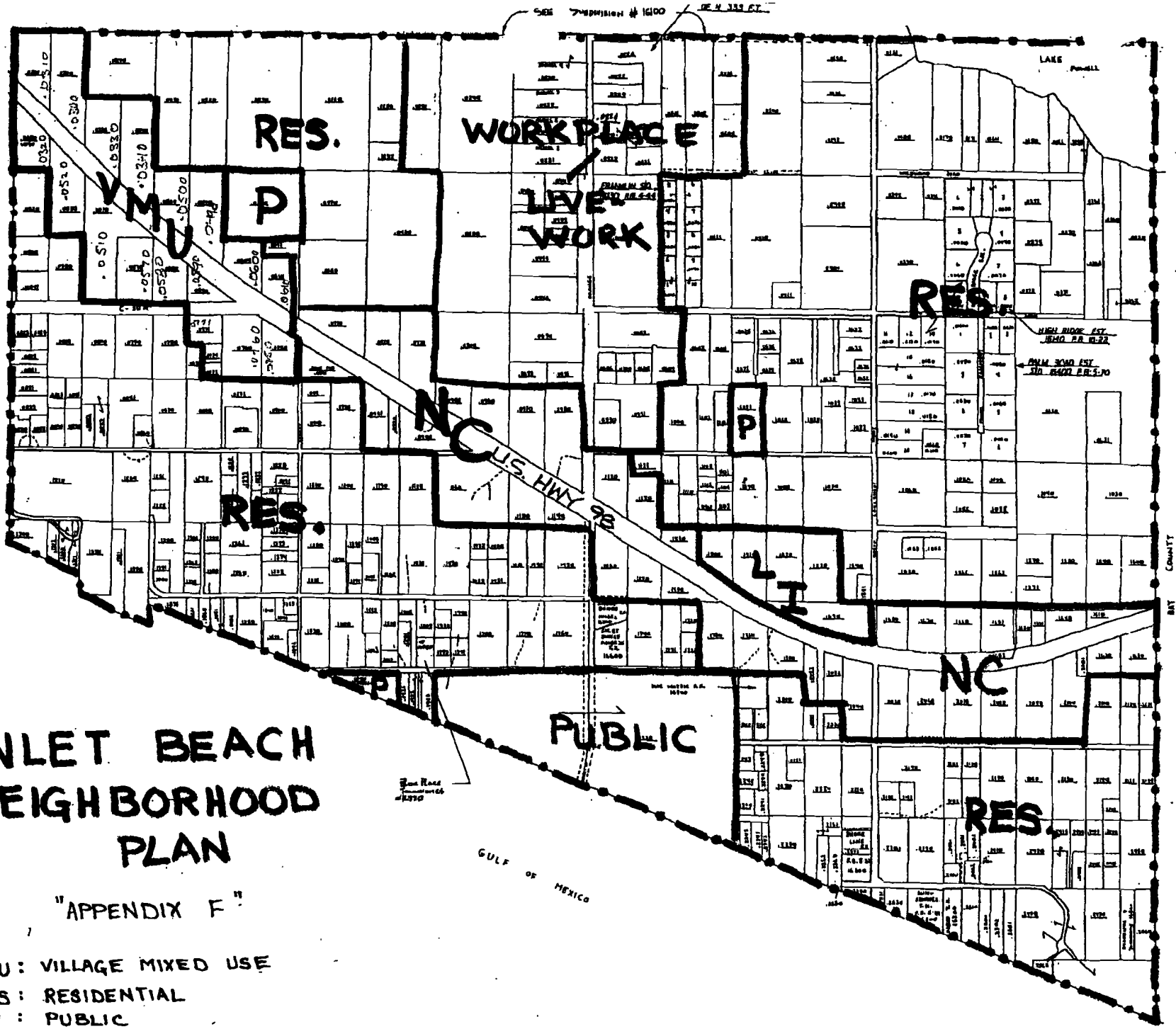
Southern and Eastern Section: This section is bordered by the Walton County Park to the west, the Walton/Bay County lines to the east, the Neighborhood Commercial to the north, and the Gulf of Mexico to the south. Except for the multi-family housing mix throughout portions of this community, most of this area has a single-family residential nature.

The following additional restriction shall apply to the Southern and Western, Southern and Central, and Southern and Eastern sections of Inlet Beach:

The following additional restriction shall apply:

- No mobile home parks or recreational vehicle parks shall be allowed

Appendix F: Inlet Beach Traditional Neighborhood Plan Land Use Map



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INLET BEACH NEIGHBORHOOD PLAN

"APPENDIX F"

- VMU : VILLAGE MIXED USE
- RES : RESIDENTIAL
- P : PUBLIC
- NC : NEIGHBORHOOD COMMERCIAL
- LI : LIGHT INDUSTRIAL